



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image									
Account	660013601				<p>\\tsclient\C\Users\rln\Pictures\2017-02-22 02-22-17\02-22-17 016.J 2/23/2017</p>									
Parcel ID	20N14E-14-3-00000-000-0000													
Cadastral ID	14-20-14-00200													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	3											
Tax Area	20 - CATOOSA RURAL													
Name ID	315402													
WEST, DOUGLAS A & JEANNE M TRUST														
PO BOX 427 CATOOSA OK 74015-0427														
Parcel Location														
Situs														
Subdivision														
Lot/Block	/	Parcel Size	120 - Acres											
Sec/Twn/Rng	14 / 20 / 14 / 3													
Neighborhood	6100 - UNPLATTED													
School District	S002 - CATOOSA SCHOOLS													
Legal Description Lat/Long: 36.20797150 -95.79065644														
S2 SW & SW SE														
Building Permits														
<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					2478/398	WEST, JOYCE WAGNER TEST TRUST	06/08/2015	0	4					
					1685/63	WEST, JOYCE C ESTATE	04/20/2005	0	4					
					1478/169	SISLER, MARIE	05/15/2003	300,000	YES					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.860	Current Tax						
Remove Cap	2004	Land Value	11,167	11,167	11%	1,228	Assessed	1,774	164.73					
Year Frozen	0	Improvements	16,560	4,966		546	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	27,727	16,133		1,774	Total Taxable	1,774	165.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660013601	WEST, DOUGLAS A & JEANNE M	20	15,664	0	1,723	160.00							
2024	2024-660013601	WEST, DOUGLAS A & JEANNE M	20	15,306	0	1,683	152.00							
2023	2023-660013601	WEST, DOUGLAS A & JEANNE M	20	15,156	0	1,667	145.00							
2022	2022-660013601	WEST, DOUGLAS A & JEANNE M	20	15,294	0	1,664	145.00							
2021	2021-660013601	WEST, DOUGLAS A & JEANNE M	20	14,683	0	1,616	142.00							
2020	2020-660013601	WEST, DOUGLAS A & JEANNE M	20	14,658	0	1,613	143.00							
2019	2019-660013601	WEST, DOUGLAS A & JEANNE M	20	14,589	0	1,605	144.00							
2018	2018-660013601	WEST, DOUGLAS A & JEANNE M	20	14,681	0	1,615	144.00							
2017	2017-660013601	WEST, DOUGLAS A & JEANNE M	20	14,611	0	1,608	145.00							
2016	2016-660013601	WEST, DOUGLAS A & JEANNE M	20	14,611	0	1,608	143.00							
2015	2015-660013601	WEST, DOUGLAS A & JEANNE M	20	14,589	0	1,605	143.00							
2014	2014-660013601	WEST, JOYCE WAGNER TEST TRUST	20	19,290	0	2,122	192.00							
2013	2013-660013601	WEST, JOYCE WAGNER TEST TRUST	20	19,290	0	2,122	190.00							



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Lot Data		Units-Buildable - UNPLATTED (UNITS BUILDABLE)
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		



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Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

**GRM Approach**

GRM Code	
Gross Rent	0.00
Indicated Value	

**Multiple Regression**

MRA Code	
Adusted R	
Indicated Value	

**Direct Comparables**

Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

**Value Reconciliation**

Selected Approach	Cost Approach
Improvements	
Lot Value	
Indicated Value	0.00 Per SqFt
Agland Value	11,167
Site Improvements	16,560
Total Value	27,727 0.00 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 0
Total Area	x	Indicated Value	= 0
Adjusted Cost	= 0	Value Per SqFt	0.00

**Miscellaneous Improvements**

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	46x40x10	Dirt	Galvanized Metal	1,840
	Qual 3	Cond 3	Year 1995	Eff Age 23		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (18.75 x 1,840)		34,500	34,500	17,940		16,560



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### Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
RS	ROUGH STONY LAND	TMBR	20			57.575	36	36	2,073	2,073
VE	VERDIGRIS CLAY LOAM	TMBR	90			5.680	162	162	920	920
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			10.568	85	85	894	894
<b>TMBR Totals</b>						73.823			3,887	3,887
SO	SOGN SOILS	NTV PST	15			1.167	36	36	42	42
SUC	SUMMIT SILTY CLAY LOAM 3-	NTV PST	67			45.011	161	161	7,238	7,238
<b>NTV PST Totals</b>						46.177			7,280	7,280
<b>Total Agland</b>						120.000			11,167	11,167